



CITY OF CONCORD
NEW HAMPSHIRE
Community Development Department
Administration

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Recent City Actions to Facilitate/Incentivize Upper Story Development
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Late 1990's

Development Team Established

Public access to Planning, Engineering, Code Administration and Fire Department input in joint, weekly meetings. No cost for this service.

2001

Zoning Ordinance

Adopted ordinance does not require parking for Central Business Performance District (core of downtown Concord and Penacook)

2001-2014

Pertinent Zoning Ordinance Amendments

15% reduction in impact fees for a redevelopment project that preserves historically significant structure(s) eligible for state or National Register of Historic Places as determined by NH Division of Historical Resources based upon criteria set forth by US Department of Interior.

100% reduction in impact fees for a "City priority" redevelopment project as defined in City ordinance. Examples have included "NH Book Bindery Block" and "Former Sears Block."

Performance District Site Plan Requirements Amended. Prior to this amendment, development projects in performance districts such as CBP, regardless of scale, required major site plan review. By making this change, only projects that meet a specific size threshold trigger site plan review. (2011)

Elimination of the "Change of Use" transportation impact fee for ground floor commercial businesses in the CBP. (2013)

Waiver from transportation and school impact fees for market-rate residential development in CBP. (2013)

2007

Opening of the Capital Commons Parking Garage

New options for dedicated, lease parking in downtown.

Deputy City Manager—Development Position Created

Position created, with no FTE increase, to oversee and manage development review activities across all City departments. Goal was to foster greater coherence to City review as well as to increase responsiveness to the local business and development community.

2008

Adoption of the International Existing Building Code

Afforded City inspectors flexibility in interpretation of historic building renovations.

Adoption of the NH RSA 79-E Tax Relief Program

Downtown RSA 79-E projects to date include the Smile! Building and Endicott Hotel

Mayor's Business Visitation Program Starts

Opportunity for local business and commercial property owners to discuss needs and challenges.

Elimination of the ban on overnight parking in the downtown

2010

Parking Kiosks are introduced

Provided convenient, alternative payment options for parkers in the downtown.

Instituted weekly meetings between Code Administration and Fire Marshal

Fire Marshal and Code Administrator collaboratively review pending projects and inspections.

Adoption of the "Variance for Unprotected Outer Openings in Food Establishments" aka "Open-Air Dining Program"

Restaurants are now able to provide non-screened, open-concept dining as can be found in many popular destination communities.

Award of EPA "Greening America's Capitals" Technical Assistance Grant

Goal of grant was to examine possible federal, state or local incentives that could be generated to encourage and facilitate re-use of existing downtown historic buildings.

2012

Award of the Downtown Complete Streets TIGER grant

2013

Creation of the Director of Redevelopment, Downtown Services and Special Projects position

Position created, with no FTE increase, to focus on needs specific to downtown, such as parking and redevelopment projects.

2014

Co-Location of City Planning and Engineering Divisions

Property owners and developers can now access both divisions in a “one-stop shop” fashion.

Implementation of Free Parking on Storrs Street

Move to provide downtown employees or visitors with economical parking option to free up spaces on Main Street.

Other Applicable Incentives:

City’s Revolving Loan Fund

Historic Tax Credits (Federal)

New Markets Tax Credits (Federal)